FEE \$ 10 TCP \$ SIF \$ 292 Paid 6 25 199

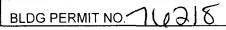
(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department





Your Bridge to a Better Community

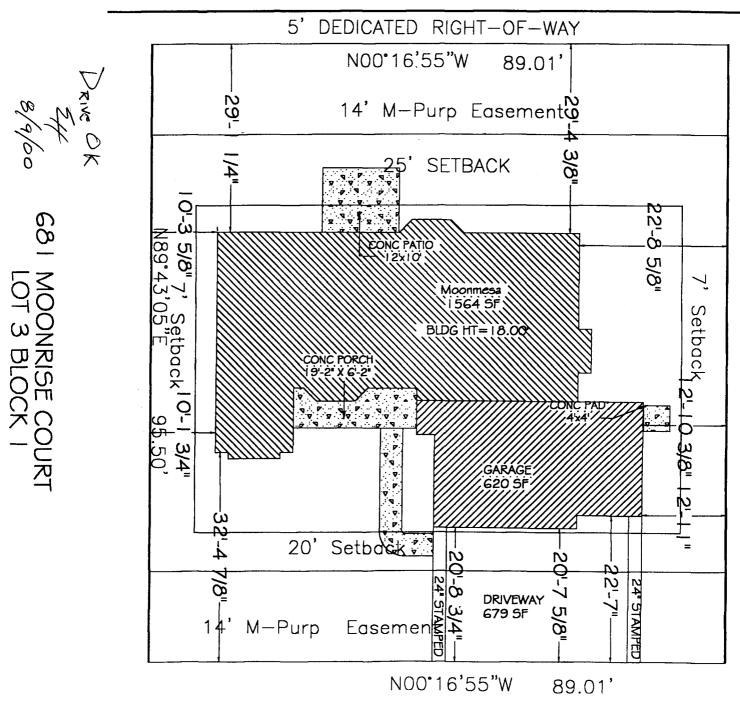
(Goldenrod: Utility Accounting)

BLDG ADDRESS <u>USI MOONTISE</u> & SQ. FT. OF PROPOSED BLDGS/ADDITION <u>1564 I</u>
TAX SCHEDULE NO. 2945-031-67-003sq. FT. OF EXISTING BLDGS NIA
SUBDIVISION MOONING EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 15 (2)
FILING BLK LOT 3 NO. OF DWELLING UNITS: Before: C After: 1 this Construction NO. OF BUILDINGS ON PARCEL Before: C After: 1 this Construction NO. OF BUILDINGS ON PARCEL Before: C After: 1 this Construction USE OF EXISTING BUILDINGS
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.
ZONE SETBACKS: Front 20 from property line (PL) or from PL, Rear 25 from PL Maximum Height 35 CENSUS 10 TRAFFIC ANNX#
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s). Applicant Signature Date D
Additional water and/or sewer tap fee(s) are required: YES NO WO No. (2) WO No. (2) The Company of the Company
Utility Accounting Date 8/5/60
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

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ACCEPTED AND AND SOME SOME ANY CHANGE OF SETBACKS MUST:
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



MOONRISE COURT